

REAL ESTATE TRANSFER  
 TAX PAID 15  
 STAMP #  
 \$ 140.30  
 RECORDER  
 DATE 4-3-90 COUNTY Madison

IND. 11  
 REC. 11  
 PAGE 11

ENTERED FOR TAXATION  
 THIS 3 DAY OF April 1990  
 AUDITORS FEE \$ 16.00  
 AGT James J. [Signature]  
 JO AND AUDITOR  
Becky [Signature]  
 DEPUTY AUDITOR

FILED NO. 1952  
 BOOK 126 PAGE 510  
 90 APR -3 AM 10:17  
 MARY E. WELLY  
 RECORDER  
 MADISON COUNTY, IOWA  
 Fee \$10.00  
 Transfer \$10.00

WARRANTY DEED

For the consideration of one Dollar(s) and other valuable consideration, Craig F. Charlton and Carolyn Jane Charlton a/k/a Carolyn J. Charlton, his wife, do hereby Convey to Joseph John Mazza, a married person, the following described real estate in Madison County, Iowa:

A parcel of land in Fractional Section Thirty (30), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., and in Frantional Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described as follows: Beginning 50.91 feet South of the East Quarter (E-1/4) corner of Fractional Section Thirty (30), thence South 3257.0 feet, thence South 84° 12' West 222.5 feet, thence North 33° 37' 09" West 360.41 feet, thence North 01° 19' 00" West 234.27 feet, thence North 01° 19' West 928.2 feet, thence North 32° 23' West 783.8 feet, thence North 10° 30' West 759.8 feet, thence North 67° 56' East 1086.3 feet, to point of beginning, containing 45.01 acres more or less, subject to easements and restrictions of record if any, and subject to the reciprocal easements described in Exhibit A which is by this reference incorporated herein.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Signed this 2<sup>ND</sup> day of APRIL, 1990.

Craig F. Charlton  
 Craig F. Charlton Grantor  
Carolyn Jane Charlton  
 Carolyn Jane Charlton Grantor

STATE OF IOWA)  
 )ss:  
Madison COUNTY)

On this 2<sup>ND</sup> day of April, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared Craig F. Charlton and Carolyn Jane Charlton a/k/a Carolyn J. Charlton, his wife, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Sharon K. Shaull  
 Notary Public in and for the State of Iowa



EXHIBIT A

1. Seller hereby reserves an easement across the real estate described in the deed for the purpose of maintaining and repairing an existing water diversion terrace. Seller shall repair any damage to the real estate caused by use of the easement. This easement shall run with real estate presently owned by Grantor and shall be appurtenant to that real estate, which real estate is more particularly described as follows:

In Fractional Section 30, T77N-R26W of the 5th P.M., Madison County, Iowa, the following: Gov't. Lots 3 & 5 lying south of County Trunk Road G4R and all of Gov't. Lot 4 - and All of Fractional Section 31, T77N-R26W of the 5th P.M., Madison County, Iowa, except the following: Beginning 50.91 ft. south of the E $\frac{1}{2}$  corner of Frac. Section 30, thence South 3257.0 ft., thence S84°12'W-222.5 ft., thence S38°11'W-11.8 ft., thence S82°07'W-665.59 ft., thence North 560.0 ft., thence N80°47'E-467.7 ft., thence N01°19'W-928.2 ft., thence N32°23'W-783.8 ft., thence N10°30'W-759.8 ft., thence N67°56'E-1086.3 ft., to point of beginning, containing 51.85 acres more or less, subject to existing highway and other easements of record.

Also,

The N $\frac{1}{2}$  of Fractional Section 6 in Twp. 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, except the following: Beginning at a point 33 ft. west of corner post in S.W. corner of said N $\frac{1}{2}$  of Fract. Section 6, thence north 1392.4 ft. to a point 33 ft. west of corner post, thence S84°25'E-419.75 ft., thence S34°53'W-313.3 ft., thence S.3°04'E-255.3 ft., thence N85°19'E-1313.4 ft., thence S07°26'E-681.7 ft., thence Westerly 1661.2 ft. to point of beginning, containing 31.27 acres more or less, subject to existing highway and other easements of record.

2. Grantor hereby conveys a personal easement to Grantee across a portion of the real estate described in Paragraph 1 of this Exhibit A, for purpose of access to a pond located upon the real estate. Grantor conveys to Grantee the right to use the pond for fishing so long as the pond is in existence. This easement shall be considered personal to Grantee, and shall terminate upon Grantee's transfer or conveyance of the real estate described in this deed.

Craig F. Charlton  
Craig F. Charlton

Carolyn Jane Charlton  
Carolyn Jane Charlton

Joseph John Mazza  
Joseph John Mazza

OT 18:01:38  
2001 JAN 21 AM 00:00  
011 5112 E 1200  
VENDOR RECORD  
23502 ARCH 1001 011 5112